

a strip, map and sample excavation to be carried out on this part of the site. The recommended condition forms part of the officer recommendation.

As regards the impact on the Harefield Village Conservation Area, the assessment concludes that the proposals are in keeping with the existing hospital infrastructure, layout, scale and appearance such that the new buildings will not impinge on existing facilities, boundaries or major focal points. In terms of the locally listed 'gullwing' building, the new link with this building from the new Holly Ward would involve removing existing windows and opening up the brickwork above and below the window, which is not thought to be original, as it is likely to have been added when former balconies were enclosed on this elevation to increase the size of the rooms. The Council's Urban Design/ Conservation Officer raises no objections to this, noting that the new link would be sited in close proximity to where the 'gullwing' building has already been altered. The development would therefore not materially alter the building's historic significance. As regards the nearest statutory listed buildings centred around Harefield Park and its stables, there are only partial or glimpsed views from these buildings to the application site, predominantly during the winter months. The assessment concludes that the prevailing relationship would not be altered and the historic value of the buildings would not be harmed.

Following comments from the Council's Urban Design/ Conservation Officer, the extension to provide the additional ITU accommodation, CT and MRI scanners has been amended to avoid various pinch-points between the new extension and the 'gullwing' block by altering the footprint of the proposed extension from a series of blocks which progressively stepped in adjacent to the 'gullwing' building to a building with a curved elevation. This has also involved replacing a series of pitched roofs on each of the blocks with a continuous flat roof. This avoids the pinch points and is considered to be more of an elegant solution that better reflects the 'gullwing' building with its curved brickwork, whilst the lower flat roof is more typical of surrounding hospital buildings and would appear more subordinate and be less obstructive of views of the locally listed building. Details of the siting of any plant would need to be agreed which would be controlled by condition. Fenestration has also been revised so that the extension appears as a more cohesive addition and this is considered to be a more suitable harmonious design approach which could guide the design of new buildings in the future.

The Council's Urban Design/ Conservation Officer is fully supportive of the revised proposals, subject to the detailed elements of the design and materials being conditioned.

7.04 Airport safeguarding

Not applicable to the proposed development.

7.05 Impact on the green belt

The site specific policy for this site (Policy PR20 of the Hillingdon Local Plan) advises that infilling and redevelopment proposals for health purposes associated with Harefield Hospital will be acceptable in principle where appropriate, subject to amongst other criteria, green belt considerations.

As regards the proposed new first floor Holly ward and the further retention of Acorn and Oak wards, these buildings are sited within the built envelope of existing hospital buildings. The existing buildings are also in a good state of repair so that no objections would be raised for them to remain on site for a further 3 year period. As regards the first floor 'Holly' ward, the main 'gullwing' building to the north is three storeys, as are the nearest hospital buildings to the south, whereas the Anzac Centre to the east is two storeys. The new

building will therefore not extend above surrounding buildings and would be of a complementary scale. Furthermore, as the site is bordered on three sides by existing buildings which would screen the proposed development, it is only the longer view from the south west which is not screened by buildings, but here, the development would be viewed against the back drop of existing buildings and mature trees do provide further mitigation for the existing and proposed wards.

In terms of the ITU extension, this will also be sited within the main built envelope of existing hospital buildings on part of the site where longer views would be restricted. Again, the extension would largely be screened by existing hospital buildings on three sides and has boundary treatment to the east providing coverage on the only side that is open, along Rickmansworth Road which screens views from outside the hospital. Where closer views allow, the proposed single storey extension would be largely viewed against the three storey bulk of the 'gullwing' building. The proposals would also involve landscaping improvements on this part of the site.

As such, it is considered as the proposals would not extend the built-up envelope of existing buildings on site, the development would be of a scale that would be subordinate to surrounding buildings, the openness of the Green Belt would not be prejudiced so that the scheme satisfies the Green Belt objectives of Policy PR20.

7.07 Impact on the character & appearance of the area

This has been dealt with in Sections 7.03 and 7.05 above.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The Holly ward extension is sited towards the centre of the hospital site, well away from and screened by existing hospital buildings from the residential properties that surround the hospital grounds.

The nearest residential properties to the ITU extension would be the houses on the opposite side of Rickmansworth Road where they would be sited over 40m away from the nearest part of the proposed ITU extension and separated by the road and belt of woodland planting within the hospital grounds. Although the boundary planting has been thinned recently, this application includes proposals to plant additional trees and provide a native hedge along this boundary which has now been planted.

As such, the proposals would not result in any loss of sunlight or privacy, nor appear unduly dominant to surrounding residential occupiers in accordance with policy.

Noise issues are dealt with in Section 7.18 below.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advise respectively that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing

demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads. Policy AM9 supports cycle provision, including the need for cycle storage provision within development schemes and Policy AM14 advises that development should accord with adopted car parking standards.

There are no specific car parking standards for hospitals, with development proposals being assessed on an individual basis.

The Council's Highway Engineer requested a car parking utilisation survey to be carried out at the hospital which was conducted over 2 days on Thursday 30/4/15 and Saturday 2/5/15. The engineer advises that the results indicate that the majority of staff and visitors use cars as a main mode of travel which is to be expected in an area that has very poor public transport accessibility (PTAL 1b). Further, the utilisation level of on site car parks, based on the survey results, is forecast to increase from 83% to 90% following the proposed development. At such a high car park utilisation level, the engineer advises that users of the hospital will experience significant difficulty in locating any unoccupied car parking spaces. Also, the engineer advises that site visits have confirmed that there is extensive use of over spill car parking on grass verges within the site and double parking within some staff car parks and notes that the surveys do not appear to have identified the full extent of such demand / use on site.

The Highway Engineer recommends a Travel Plan to help monitor travel patterns and identify/ implement measures to promote sustainable travel modes. This forms part of the officer recommendation, together with a £20,000 bond.

The Highway Engineer also advises that there is potential to improve the layout and parking information via use of Variable Message Signs (VMS) on site to improve the management and efficiency of the current car park arrangements. However, for such a system to be workable, this would require the comprehensive rationalisation/ re-configuration of the car parking on the hospital site and its internal access arrangements so that it is concentrated in one or two areas so that information regarding available spaces can be enacted upon quickly. Such a solution, whilst desirable, would be very expensive and not proportionate to the scale of this application which is estimated to result in the addition of approximately 37 vehicles compared to the current situation. The engineer also recommends that the applicant enter into a s106 agreement for funding of a study and scheme for on-street parking management in the area. The applicant is agreeable to this and it is considered that this assessment and scheme for on-street parking management, taken together with the use of a Travel Plan would be effective in promoting more sustainable means of travel at the hospital whilst providing a tool to reduce hospital parking on the surrounding streets.

7.11 Urban design, access and security

URBAN DESIGN

This issue is addressed in Section 7.07 of the report.

ACCESS

This issue is addressed in Section 7.12 of the report.

SECURITY

A condition to require that the development satisfies 'Secure by Design' criteria is not required for this hospital development which would be constantly staffed.

7.12 Disabled access

The Council's Access Officer initially advises that whilst no objection is raised on the fundamental accessibility design features, concerns are raised over the provision made for wheelchair users changing facilities when using the scanners. Although plans have been revised, the officer is still not satisfied with this aspect of the proposals. However, the officer and the applicant are both agreeable that this issue can be resolved through the submission of further details of a sufficiently sized changing cubicle/or other room which can be controlled by condition which forms part of the officer recommendation.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer advises that there are no Tree Preservation Orders affecting the site although all trees are protected by virtue of their location within the Harefield Village Conservation Area.

Acorn Ward and Oak Ward

Initially, no tree survey or arboricultural implications assessment had been prepared for this part of the site, with the agent's accompanying letter stating that no trees would be affected by the proposed addition of Holly Ward. Whilst there may not be a direct impact due to the siting of Holly ward above the existing Acorn ward, the Council's Tree/Landscaping Officer advised that there are mature trees in the vicinity and space will be required for contractor's yards, storage and access facilities which could impact upon these trees. The requested information has now been received, including a tree report and tree protection plans.

ITU accommodation and associated patient, user and staff accommodation

The Council's Tree /Landscape Officer initially advised that the report states that no trees will be removed to accommodate the extension, including the only tree within the development site (a Beech tree). The report specifies measures designed to retain this tree and safeguard it during the development phase. The officer also advised that the removal of selected trees along the east boundary is recommended in the interests of good tree management, due to their hazardous condition, low amenity value and limited useful life expectancy. The Tree Protection Plan indicates that only 4No. 'B' grade trees would be retained and protected as part of the development and none of the 'C' or 'U' grade trees would be retained. The officer goes on to advise that whilst the removal of the 'U' grade trees is acceptable, the removal of 'C' grade trees is not acceptable, as their collective, or group, value is greater than their individual merit and these trees form part of a continuous woodland buffer along this boundary and they have a visual amenity value by virtue of the screen that they create and as a wildlife corridor.

The tree information relating to this part of the site has been revised and up-dated, so that

trees are correctly referenced and a planting plan has now been included. The Tree/Landscape Officer provides further comments on this scheme, namely that following a site meeting and tree inspection on 1st April 2015, a 'no objection letter' was confirmed on 7th April in response to a Conservation Area Notice (ref. CA1952) to fell 5 trees and carry out surgery to two trees on the Rickmansworth Road frontage. The trees to be removed are the 'C' grade trees, referred to in the officer's original comments and subject of an initial objection.

The officer goes on to advise that their removal is now considered to be acceptable following a more detailed inspection on site as the trees are of poor quality with a limited useful life expectancy. Mitigation for their removal is proposed on Drw. No. 15-002 which shows 15 new replacement trees and an 'instant' native hedge proposed along the boundary - approximately 1.800metres high at the time of planting. This new 'instant' hedge has been implemented as advance work and will help to screen eye-level views into the site from Rickmansworth Road.

The officer concludes that the proposals are now acceptable subject to conditions, in accordance with Policy BE38 of the Hillingdon Local Plan: Saved UDP Policies (November 2012). The landscaping conditions form part of the officer recommendation.

Ecology

There would be no implications for ecology regarding the siting of the proposed Holly Ward modular building above Oak Ward over and above ensuring that surrounding trees were protected during the construction phase. As regards the ITU extension, the only area of ecological value would be the belt of adjoining woodland planting. Whilst part of this belt has been thinned and ecological works have been instigated, mainly to ensure that protected species, particularly badgers do not colonise this area, these works were commenced before the submission of this application and it is understood that they have been carried out under the guidance of a licenced ecologist. On this basis, no further consideration of these works is required.

7.15 Sustainable waste management

The plans include segregated waste stores within Holly ward and the ITU extension. The management and collection of waste would be an internal matter for the hospital.

7.16 Renewable energy / Sustainability

An initial carbon dioxide savings statement and an energy statement have been submitted with the application. The energy statement only considers the ITU extension and mistakenly refers to this as temporary accommodation. The agent also advises that photovoltaics would be unlikely to be employed on this scheme. Nonetheless, the Council's Sustainability Officer considers that the assessment is sufficient to provide an initial assessment of the likely energy technologies that will be required and the recommended condition is sufficiently robust to ensure that appropriate CO2 reduction targets would be met. The recommended condition forms part of the officer recommendation.

7.17 Flooding or Drainage Issues

The Flood and Water Management Officer advises that as the site is less than a hectare, the submission of a Flood Risk Assessment with this application is not required but drainage does remain a material planning consideration. To this end, a drainage statement has been submitted but its information is very limited. The officer recommends a condition to require the submission of further details. As the additional drainage infrastructure would be within the grounds of the hospital, which is included within the blue-lined site, this can be

conditioned and forms part of the officer recommendation.

7.18 Noise or Air Quality Issues

Noise

The development proposals, including an estimated small increase of 37 additional vehicles are not likely to give rise to a significant increase in noise over and above that generated by the existing hospital. The siting of the Holly ward is sufficiently remote and would be screened by adjoining buildings so that the amenities of surrounding residential properties would not be affected. The ITU extension, whilst proposed on the eastern boundary of the hospital grounds, would still be sited over 40m from the nearest residential property and be separated by the belt of woodland planting, including a new native hedgerow that has been planted and a main road. Given that the use of these buildings, including a seating out area for staff and patients on the eastern side of the ITU extension would not be likely to generate significant noise. On this basis, the Council's Environmental Health Officer raises no objections to the proposals, subject to a condition to control the noise from plant. This is included as part of the officer recommendation.

Air Quality

The hospital is not situated within an air quality management area, no additional parking is proposed and the small increase in vehicle numbers would not give rise to any material air quality concerns.

7.19 Comments on Public Consultations

As regards the objection comments, points (i) has mainly been dealt with in the main report. This scheme has been amended to take account of the concerns raised by the Conservation/ Design Officer and it is considered that the revised scheme represents an improvement on the initial submission and a tentative start to finding a more suitable harmonious design approach to new buildings in the future. As regards point (ii), the previous siting of temporary buildings on this site has not justified its re-development, as this principal has been assessed against policy criteria. Points (iii) to (viii) have been addressed in the officer's report. As regards point (ix) a specific condition is not required as trees are already protected given their location within a conservation area. Points (x) and (xii) would be covered by separate legislation. As regards point (xi), driver behaviour could not be controlled through a planning condition. The supporting comment is noted and the provisos added have been dealt with in the officer's report.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

A S106 Agreement would be needed to secure the following:-

1. A Green Travel Plan for the Hospital Trust, to include a £20,000 bond, and
2. Funding for a study/ scheme for on-street parking management in the area.

The proposal is not Mayoral or Council CIL liable.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other planning issues raised by this application.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

The development proposals would provide much needed additional capacity to assess and care for patients at the hospital. Although the hospital is located within the Green Belt, site specific Policy PR20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) allows infilling and redevelopment for health purposes associated with the hospital subject to certain criteria which these proposals are considered to satisfy. Furthermore, the proposals have been revised and are now considered to harmonise with the locally listed 'gullwing' building and the Harefield Village Conservation Area. A condition recommended by GLAAS would also safeguard any archaeological remains that might be present.

The proposals would be sited away from surrounding residential properties so that their amenities would not be affected and following up-date and amendment, now makes appropriate provision for the retention and new planting of trees, together with a new hedgerow on the boundary with Rickmansworth Road which has now been planted. Conditions will ensure that the scheme will make an appropriate provision for energy efficiency, flood risk safeguards and disabled users. Although the scheme would give rise to a small increase in additional vehicles, this increase is modest and through the use of a Travel Plan and a study/ scheme for on-street parking management in the area, which would be secured through a S106 Agreement, the scheme provides a proportionate means by which parking pressures associated with the hospital, particularly on surrounding streets can be assessed and hopefully alleviated over time.

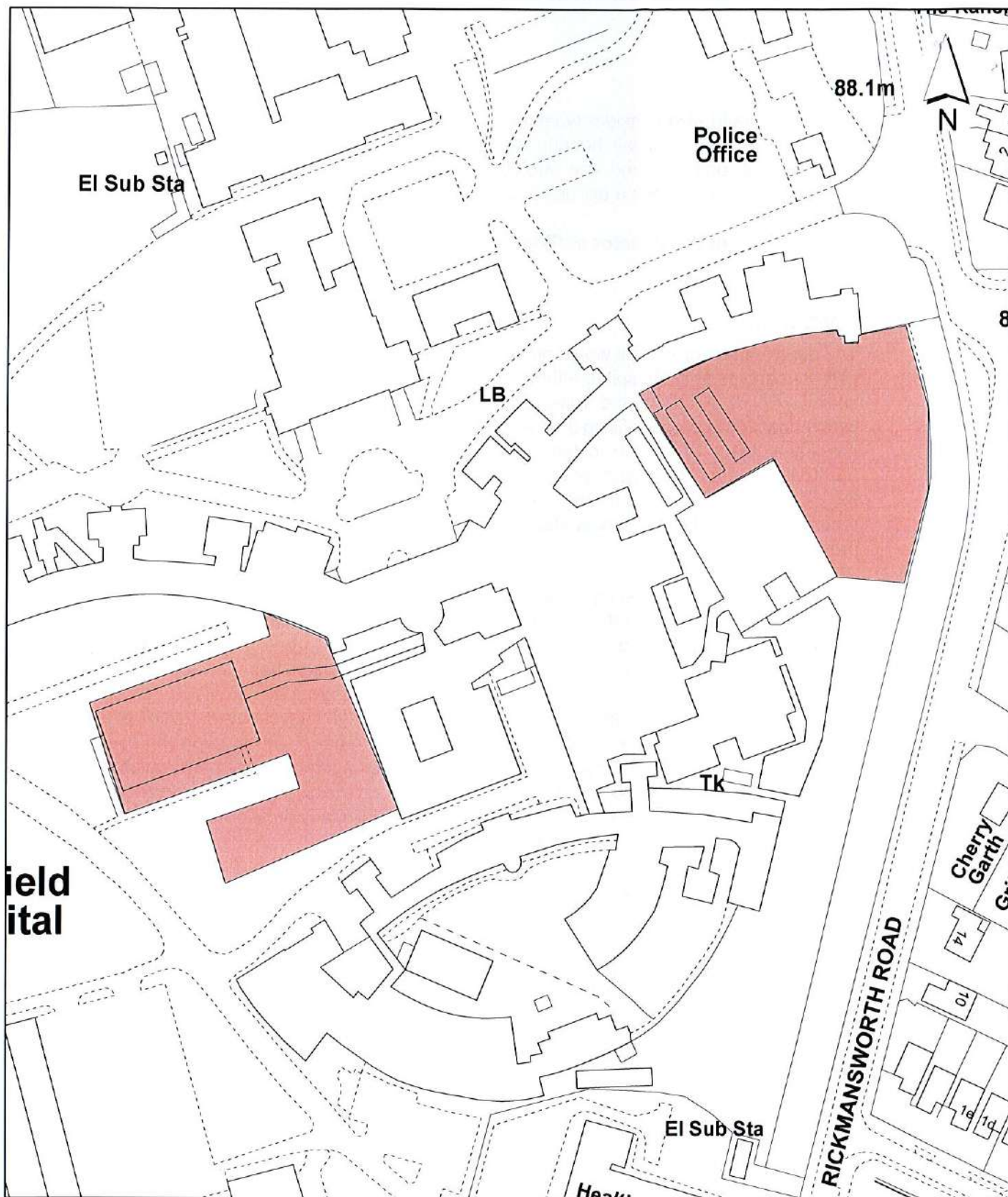
The scheme is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (March 2015)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

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Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Harefield Hospital
Hill End Road
Harefield**

Planning Application Ref:

9011/APP/2014/3602

Planning Committee:

Major

Scale:

1:1,250

Date:

June 2015

**LONDON BOROUGH
OF HILLINGDON**

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